

CITY OF SAN BRUNO



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STAFF

Terry Jackson, *Interim Community Development Director*
Gary Binger, *Interim Planning Director*
Aaron Aknin, AICP, *Planning Manager*
Mark Sullivan, AICP, *Housing and Redevelopment Manager*
Beilin Yu, *Associate Planner*
Lisa Costa-Sanders, *Planning Consultant*
Adam Finestone, *Recording Secretary*
Pamela Thompson, *City Attorney*

PLANNING COMMISSIONERS

Joe Sammut, *Chair*
Sujendra Mishra, *Vice-Chair*
Mary Lou Johnson
Bob Marshall Jr.
Kevin Chase
Rick Biasotti
Perry Petersen

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING COMMISSION MINUTES

April 19, 2005

San Bruno Senior Center
1555 Crystal Springs Blvd.
7:00 P.M. to 10:00 P.M.

CALL TO ORDER at 7:03 pm

ROLL CALL

	<u>Present</u>	<u>Absent</u>
Chair Sammut	X	
Vice Chair Mishra	X	
Commissioner Johnson	X	
Commissioner Marshall	X	
Commissioner Chase	X	
Commissioner Biasotti	X	
Commissioner Petersen		X

STAFF PRESENT:

Planning Division: Interim Community Development Director: Terry Jackson
Planning Manager: Aaron Aknin
Associate Planner: Beilin Yu
Interim Department Secretary: Adam Finestone

City Attorney: Pamela Thompson

Pledge of Allegiance

Commissioner Marshall

1. Approval of Minutes – April 5

Motion to Approve minutes of April 5, 2005 Planning Commission Meeting

Johnson/Chase

VOTE: 5-0
AYES: All Commissioners Present
NOES:
ABSTAIN:

2. Communication

None at this time.

The agenda item on Skycrest shopping center has been removed from this agenda. Anyone wishing for further information on this item should talk to interim Community Development Director Jackson.

Commissioner Mishra arrived at 7:04pm

3. Public Comment

None at this time.

4. 127 Acacia Way

Request for a Conditional Use Permit to allow construction of an addition, which proposes to increase the Gross Floor Area by more than 50%, exceeds 1,825 square feet without proposing a second garage parking space, and whose second story is not setback at least five feet further from the front setback of the first story; and a request for a Minor Modification to allow the addition to continue an existing 4'-0" side yard setback per Sections 12.200.030B.1, 12.200.080A.2, 12.200.040B.2, and 12.120.010.B of the San Bruno Zoning Ordinance – Inhabit Kuhl Architecture (Architect/Applicant), Sean Carlin (Owner)

Associate Planner Yu entered staff report.

Staff recommends that the Planning Commission approve Use Permit 05-05 and Minor Modification 05-07 based on Findings for Approval 1-10 and Conditions for Approval 1-14.

Sean Carlin, 127 Acacia Way, the owner, briefly described his project.

Commissioner Johnson asked the applicant about his proposed color schemes. The applicant provided the color samples to the Commission.

Chair Sammut asked the applicant if he was aware of and in agreement with the Conditions of Approval contained in the staff report. The applicant stated that he had just received the staff report in the mail today, but after briefly reviewing them, he is in agreement.

Public Hearing Opened

Public Hearing Closed

Motion to approve UP-05-05 and MM-05-07 subject to Findings of Fact 1-10 and Conditions of Approval 1-14

Johnson/Chase

VOTE: 5-0
AYES: All Commissioners Present
NOES:
ABSTAIN:

FINDINGS OF FACT

1. Proper notice of the public hearing was given by mailing notices to property owners within 300 feet of the project site on Friday, April 8, 2005, and legal notice published in the San Mateo Times, Saturday, April 9, 2005.
2. Noticing of the public hearing, conduct of said hearing, and an opportunity for all parties to present testimony was completed in accordance with the San Bruno Municipal Code, Article III, Zoning, and Chapter 12.132.
3. The applicant has been notified, both verbally and in writing herein, of the City's provision for an administrative appeal of the Planning Commission's final action to the City Council as provided for in the San Bruno Municipal Code, Article III, Chapter 12.140.
4. The project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor expansion to an existing facility.
5. The general appearance of the proposed addition is in keeping with the character of the neighborhood and will not be detrimental to the adjacent real property because the design and materials will compliment the existing structure and the proportions of the house are similar to other houses in the neighborhood.
6. The proposed addition will not unreasonably restrict or interfere with light and air on the property and other properties in the neighborhood, will not hinder or

discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof, and is consistent with the design and scale of the neighborhood.

7. The construction of the addition is consistent with the San Bruno General Plan, which designates the property for single family residential purposes.
8. The off street parking is adequate for the proposed residence.
9. The proposed first story addition is designed continue the existing legal non-conforming side yard setback and is located to the rear of the existing residence so it is not visible from the street of access, therefore will not alter the general appearance of the residence in relation to the side property line and be in keeping with the character of the neighborhood.
10. The proposed first story addition will continue a legal non conforming side yard setback, a condition which has been in existence since the construction of the existing residence in 1942, which has not pose as a detriment to the adjacent neighbor, and therefore it will not be detrimental to adjacent real properties.

CONDITIONS OF APPROVAL

Community Development Department

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Department of Planning and Building within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 05-05 and Minor Modification 05-07 shall not be valid for any purpose. Use Permit 05-05 and Minor Modification 05-07 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The signed copy of the conditions of approval shall be photocopied and included as a full size page in the Building Division set of drawings.
3. The request for a Use Permit and Minor Modification for the construction of an addition to an existing dwelling shall be built according to plans approved by the Planning Commission on April 19, 2005, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.

5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. The residence shall be used only as a single-family residential dwelling unit. No portion of the residence shall be rented out as a secondary residential dwelling unit.

Department of Public Works

7. Install a sanitary sewer lateral clean-out at property line per City standards detail SS-01.
8. Storm water from new and existing roof downspouts and other on-site drainage shall be collected and drained to an underground storm water drainage system or through an under sidewalk curb drain to the gutter.
9. The applicant must obtain an encroachment permit through the Public Works Department prior to issuance of the Building Permit.
10. A permit shall be required from Parks Department for planting one 36-inch box size tree or payment of equal value to tree fund for tree(s) and installation.
11. Replace all broken or raised concrete in sidewalk or driveway approach as marked per San Bruno Municipal Code 8.12.010, City Standards 7 & 8.
12. No fence, retaining wall or other permanent structures to be placed within 2' from back of sidewalk. San Bruno Municipal Code 8.08.010.

Fire Department

13. Walk and eaves shall be fire rated with no openings that are closer than 3 feet from property line.
14. The project must comply with all future Fire Department conditions, as required during the plan check review by the Building and Safety Department.

Chair Sammut advised of 10-day appeal period.

5. 758 Cherry Avenue

Request for a Conditional Use Permit to allow construction of an addition, which proposes to increase the Gross Floor Area by more than 50% and whose second story plane is not setback at least five feet further than the front setback of the first story per Sections 12.200.030.B.1 and 12.200.040.B.2 of the San Bruno Zoning Ordinance. – Lincoln Lue Associates Architect (Applicant), Jeff Wong & Kit Tang (Owners)

Associate Planner Yu entered staff report.

Staff recommends that the Planning Commission approve Use Permit 05-07 based on Findings for Approval 1-8 and Conditions for Approval 1-14.

Chair Sammut asked about the distance of the rear-yard setback of the neighbor to the rear of the property. This neighbor had approached staff regarding the possible impacts of shade on the property. Associate Planner Yu stated that the rear-yard setback of the neighbor behind the applicant was approximately 25 feet. The total distance, then, between the two houses is close to 70 feet.

Lincoln Lue, the architect on behalf of his applicant, described the proposed project. He provided information regarding his clients' preferences as to why the addition will be on the second floor rather than to the rear of the property.

Commissioner Johnson asked if the architect had explored the idea of a two-car garage. The applicant stated that his clients were limited by their budget, and that the only possible way to design a two-car garage on this site would be a tandem garage, which would encroach into the required front-yard setback.

Commissioner Johnson also asked about the aesthetics of the door and window on the rear elevation being so close together. The applicant stated that this is the existing condition, and that he had not made any changes to this situation. He stated that his clients liked this feature and did not wish to change it.

Commissioner Mishra asked staff about the 2'6" side-yard setback for the car-port if it were to be converted to a garage. Planning Manager Akin stated that the Fire Department did not have any issues with this so long as it were constructed with 1-hour fire rated material. Commissioner Mishra asked if there were a condition of approval stating such, to which Chair Sammut answered in the affirmative.

Chair Sammut asked about the driveway parking available. He stated that it appears that the driveway is wide enough to park two cars. The applicant stated that his client currently parks one car in their car-port and the other in the driveway. Planning Manager Akin stated that the driveway can fit two cars, which along with the car-port, makes for three on-site parking spaces.

Public Comment Opened

Janine Parish, Chestnut St., requested that the Planning Commission deny any and all requests from the applicant. She stated that approximately one year ago she had undertaken an addition on her house which was designed to take advantage of sunlight, particularly in the winter. She stated that the elevation of Cherry Ave. at this location is significantly higher than that of Chestnut Ave. She stated that her observation has been that 758 Cherry has been abandoned for the past several years, as she has not seen anyone in the yard other than the occasional gardener, and the rear blinds are always closed. She stated that the fence between the two houses has been in disrepair for approximately one year, and that her husband has maintained it to prevent it from falling onto their property.

Commissioner Chase asked about the need for a 2-car garage since the project is only 2 sq. ft. larger than the allowable size for only needing a 1-car garage. Planning Manager Akinin stated that the applicant had reduced the scale of the project in order to come closer to the requirements for only needing a 1-car garage. Commissioner Chase also addressed the second-floor front setback, which will be given some relief by the bay window.

Motion to approve UP-05-07 subject to Findings of Fact 1-8 and Conditions of Approval 1-15, with condition 15 being that the rear fence be addressed by whomever owns said fence.

Commissioner Marshall stated that he doesn't believe that a condition can be placed on the "rightful owner" of the fence since no application is being considered for the property to the rear of this site. He suggested that the condition be put on the applicant. Commissioner Chase stated that the point of his condition is not only to have the fence repaired, but to not necessarily have it be the responsibility of the applicant if it is a shared fence. Commissioner Marshall stated that he doesn't believe this condition is enforceable. Commissioner Chase asked staff for their take on this issue.

Planning Manager Akinin stated the difficulty with placing a condition regarding the fence is that it is unknown who actually owns the fence. Typically there is a good-neighbor policy where the two property-owners split the costs for fence repair evenly. A condition could be placed on the applicant to repair the fence, but it would not typically be done since it is not possible to make the nexus between the home-addition and fence repair.

Commissioner Chase asked the applicants if they would have an issue with repairing the fence. They stated they would not have a problem repairing the fence.

City Attorney Thompson asked for clarification if the applicant actually owned the fence. Commissioner Chase stated that the applicant was willing to fix the fence regardless of whose fence it is. City Attorney Thompson stated that the applicant does not necessarily have the right to do work on the fence if it does not belong to them. She stated that a condition could be placed on the application that the applicant work with the neighbor to find a way to repair the fence, or that the applicant and their neighbor could be referred to Peninsula Conflict Resolution Center, or that the applicant can be asked to report back to the commission regarding the fence. She stated that the commission cannot cause the applicant to make repairs on the fence if it does not belong to them 100 percent. Commissioner Chase stated his agreement with City Attorney Thompson. City Attorney Thompson stated that Planning Manager Akinin suggested that the applicant obtain permission from the neighbor to repair the fence. The applicant would need the written consent of any co-owner of the fence.

Commissioner Marshall suggested wording for the condition that "With good faith, to the satisfaction of City Staff, the applicant attempt to obtain permission from the neighbor to

repair or replace the fence.” If staff finds that the applicant attempted to obtain permission from the neighbor, but was denied, the condition could be waived.

Chair Sammut stated that the neighbors are present, and that the Commission could simply ask them if they were in okay with the applicant replacing the fence. The neighbor, Mr. Parish, stated that he has no problems working with the applicant to replace the fence.

Commissioner Chase stated that the condition he would like to place on the property was one that gets the fence replaced, however that may play out.

Commissioner Johnson asked for clarification of fence ownership. If it lies on one property and not right on the property line, the property owner who's fence it is should be responsible for its replacement. She stated that if it is determined that the fence is owned by both parties, its repair or replacement should be determined by the parties; that it is not a Planning Commission issue. She asked staff to look into the ownership of the fence before any condition can be placed on it. That being said, Commissioner Johnson believes that a condition regarding the fence should not be placed on the application, but that it should be noted that the applicant will work with staff to determine the ownership of the fence.

The motion was amended to omit Condition of Approval 15, and note that the owner has agreed to work with the neighbor to repair the fence.

Chase/Johnson

VOTE: 5-0
AYES: All Commissioners Present
NOES:
ABSTAIN:

FINDINGS OF FACT

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2. Noticing of the public hearing, conduct of said hearing, and an opportunity for all parties to present testimony was completed in accordance with the San Bruno Municipal Code, Article III, Zoning, and Chapter 12.132.
3. The applicant has been notified, both verbally and in writing herein, of the City's provision for an administrative appeal of the Planning Commission's final action to the City Council as provided for in the San Bruno Municipal Code, Article III, Chapter 12.140.

4. The project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor expansion to an existing facility.
5. The general appearance of the proposed addition is in keeping with the character of the neighborhood and will not be detrimental to the adjacent real property because the design and materials will compliment the existing structure and the proportions of the house are similar to other houses in the neighborhood.
6. The proposed addition will not unreasonably restrict or interfere with light and air on the property and other properties in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof, and is consistent with the design and scale of the neighborhood.
7. The construction of the addition is consistent with the San Bruno General Plan, which designates the property for single family residential purposes.
8. The off street parking is adequate for the proposed residence.

CONDITIONS OF APPROVAL

Community Development Department

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Department of Planning and Building within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 05-07 shall not be valid for any purpose. Use Permit 05-07 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The signed copy of the conditions of approval shall be photocopied and included as a full size page in the Building Division set of drawings.
3. The request for a Use Permit to allow the construction of an addition to an existing dwelling shall be built according to plans approved by the Planning Commission on April 19, 2005, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.

5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. The residence shall be used only as a single-family residential dwelling unit. No portion of the residence shall be rented out as a secondary residential dwelling unit.

Department of Public Works

7. Install a sanitary sewer lateral clean-out at property line per City standards detail SS-01.
8. Storm water from new and existing roof downspouts and other on-site drainage shall be collected and drained to an underground storm water drainage system or through an under sidewalk curb drain to the gutter.
9. A permit shall be required from Parks Department for planting one 36-inch box size tree or payment of equal value to tree fund for tree(s) and installation.
10. Replace all broken or raised concrete in sidewalk or driveway approach as marked per San Bruno Municipal Code 8.12.010, City Standards 7 & 8.
11. No fence, retaining wall or other permanent structures to be placed within 5'6" from back of sidewalk. San Bruno Municipal Code 8.08.010.
12. Paint address number on face of curb near driveway approach. Black lettering on white background.

Fire Department

13. Exterior walls and eaves, gas compartment, and wall between garage and house shall be fire rated with no openings that are closer than 3 feet from property line.
14. The project must comply with all future Fire Department conditions, as required during the plan check review by the Building and Safety Department.

Chair Sammut advised of a 10-day appeal period.

6. 560 3rd Avenue

Request for a Variance to allow the construction of an addition, which proposes to encroach into the required 3'-0" side yard setback, and a request for a Minor Modification to exceed the .44 Lot Coverage guideline, per Sections 12.96.060D.5 and 12.120.010A of the San Bruno Zoning Ordinance. – Antonio and Ana Borja (Applicant/Owner)

Associate Planner Yu entered staff report.

Staff recommends that the Planning Commission approve Variance 05-01 and Minor Modification 05-02 based on Findings for Approval 1-12 and Conditions for Approval 1-12.

Chair Sammut asked if legal notices are mailed to owners within 300 feet of the property, why would we require the applicant to bring a letter from the next-door-neighbor stating that he/she had no issues with the project. Associate Planner Yu stated that it is just extra verification that the most-impacted neighbor was aware of the proposed project. Chair Sammut stated that he still believes that mailed notices are sufficient, and that there is no way to require the applicant to bring a letter from the neighbor stating they are aware of the project. Planning Manager Aknin stated that the intent of this Architectural Review Committee recommendation was to make sure the most-highly impacted neighbor be brought into the process a bit more directly than those neighbors who are 100 or 200 feet away. Commissioner Marshall stated that the Architectural Review Committee did not require the applicant to bring a letter from the neighbor, but rather that they strongly encouraged the applicant to discuss the project with his neighbor.

Antonio Borja, 560 3rd Ave., the owner, briefly described his project.

Public hearing opened

Public hearing closed

Motion to approve V-05-01 and MM-05-02 subject to Findings of Fact 1-12 and Conditions of Approval 1-12

Johnson/Marshall

VOTE: 5-0
AYES: All Commissioners Present
NOES:
ABSTAIN:

FINDINGS OF FACT

1. Proper notice of the public hearing was given by mailing notices to property owners within 300 feet of the project site on Friday, April 8, 2005, and legal notice published in the San Mateo Times, Saturday, April 9, 2005.
2. Noticing of the public hearing, conduct of said hearing, and an opportunity for all parties to present testimony was completed in accordance with the San Bruno Municipal Code, Article III, Zoning, and Chapter 12.132.
3. The applicant has been notified, both verbally and in writing herein, of the City's provision for an administrative appeal of the Planning Commission's final action

to the City Council as provided for in the San Bruno Municipal Code, Article III, Chapter 12.140.

4. The project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor expansion to an existing facility.
5. The general appearance of the proposed residence is in keeping with the character of the neighborhood and will not be detrimental to the adjacent real property because the design and materials will match the materials found in the immediate neighborhood and the proportions of the house are similar to other houses in the neighborhood.
6. The proposed residence will not unreasonably restrict or interfere with light and air on the property and other properties in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof, and is consistent with the design and scale of the neighborhood.
7. The construction of the new residence is consistent with the San Bruno General Plan, which designates the property for single-family residential purposes.
8. The off-street parking is adequate for the proposed residence.
9. The lot is substantially smaller than the minimum required by the City's Development Code and is uniquely narrow for the neighborhood, therefore the strict application of the setback requirement will deprive the subject property of privileges enjoyed by other properties in the vicinity.
10. Because redesigning the master bedroom addition to meet the required setback would make the use of the master bedroom impractical, the granting of the Variance will not constitute a grant of a special privilege inconsistent with the limitations upon other properties in the vicinity.
11. Because the addition will be constructed to the rear of the existing residence and will not increase the apparent bulk and mass of the existing structure from the street of access, the general appearance of the proposed building and the approval of the minor modification to allow the lot coverage to exceed 44% will be in keeping with the character of the neighborhood.
12. The proposed addition is designed with a flat roof at a height of 13'-8" with no new windows proposed along the side elevations, therefore the approval of the minor modification to allow the lot coverage to exceed 44% will not be detrimental to the adjacent real property.

CONDITIONS OF APPROVAL

Community Development Department

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Department of Planning and Building within 30 days of Planning Commission approval. Until such time as the Summary is filed, Variance 05-01 and Minor Modification 05-02 shall not be valid for any purpose. Variance 05-01 and Minor Modification 05-02 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The signed copy of the conditions of approval shall be photocopied and included as a full size page in the Building Division set of drawings.
3. The request for a Variance and Minor Modification for an addition shall be built according to plans approved by the Planning Commission on April 19, 2005, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. The residence shall be used only as a single-family residential dwelling unit. No portion of the residence shall be rented out as a secondary residential dwelling unit.
7. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the Uniform Building Code. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.

Department of Public Works

8. The applicant must obtain an encroachment permit through the Public Works Department prior to issuance of the Building Permit.
9. A sanitary sewer lateral clean-out shall be installed at property line, per City standards detail SS-01.
10. Storm water from new and existing roof downspouts and other on-site drainage shall be collected and drained to an underground storm water drainage system or through a curb drain to the gutter.

11. Paint address number on face of curb near driveway approach. Black lettering on white background.
12. No fence, retaining wall or other permanent structure shall be placed within 2' from back of the sidewalk.

Chair Sammut advised of a 10-day appeal period

7. Skycrest Center

Request for approval of Mitigated Negative Declaration for the construction of 27 single family homes on a 2.59 acre portion of the Skycrest Shopping Center. This review is in accordance with the California Environmental Quality Act (CEQA). - Kenmark Real Estate Group (Applicant); Willow Green Associates (Owner);

This item has been removed from the agenda calendar and will be on a future Planning Commission agenda. All residents will be noticed at least ten (10) days before this meeting.

8. City Staff Discussion

Planning Manager Akin announced a bike safety workshop on behalf of the Bicycle and Pedestrian Committee. It will take place on Saturday, May 14th, 2005 in the basement of the San Bruno Library. He also stated that May 19th is Bike-to-Work day, and he encourages San Bruno residents to take part in this event.

There will be two Planning Commission meetings in May, the 3rd and 17th.


Planning Manager Akin asked for an additional volunteer for the April 28th Architectural Review Committee meeting, as two of the Commissioners who had previously volunteered would not be able to attend. Commissioner Chase volunteered to join Commissioners Biasotti and Mishra.

For the May 12th Architectural Review Committee, Commissioners Mishra, Biasotti and Johnson, will attend with Commissioner Marshall serving as the alternate. There will only be one Architectural Review Committee meeting in May.

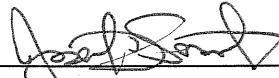
9. Planning Commission Discussion

Chair Sammut stated that he is very appreciative of staff for their hard work in getting applications through the planning process. Commissioner Chase stated his agreement of Chair Sammut's comment.

10. Adjournment



Terry Jackson,
Interim Secretary to the Planning
Commission
City of San Bruno



Joe Sammut, Chair
Planning Commission
City of San Bruno

NEXT MEETING: May 3rd, 2005

TJ/af

Meeting was adjourned at 7:53pm

April 28 ARC – Biasotti/Mishra/Chase

May 12 ARC – Mishra/Johnson/Biasotti